



Brandon Rowe - WPREC &lt;brandon.rowe@gsa.gov&gt;

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**1250 Maryland Avenue SW - Termination Agreements**13 me age

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(b) (6) @colliers.com>  
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>  
Cc: (b) (6) @lpc.com

Fri, Feb 17, 2023 at 8:08 AM

Brandon

Provided below are the term and condition jointly proposed by LNR Partner (current owner/ seller) and Lowe Enterprise (future owner/buyer) for the early termination of the HUD lease (LDC00278) and the FAA lease (LDC00260) at [1250 Maryland Avenue SW](#) in Washington DC ("Building").

- All rents are abated commencing 3/1/23 but not before the terminations are signed.
- Both tenants must vacate by 12/31/23.
- If either tenant has not vacated by 1/1/24 rent resume at the current rate (including accrued CPI adjustment and RE tax payments as though the rent payments had not been abated/interrupted) plus a \$5.00 / RSF shell rent increase. The shell rent shall escalate again by \$5.00 / RSF on 3/1/24 if the Government has still failed to vacate.
- The Lessor will owe no further TIs or refurbishment allowances.
- The following text will be added to the lease amendment for both leases: "The Government acknowledges and agrees that Lessor will begin a multi-year construction project for the renovation, repositioning and conversion of the Building to a residential use as of January 1, 2024 and, notwithstanding anything to the contrary in the Lease, Lessor shall have unfettered access to the Premises from and after such date for the purposes of design, demolition, and construction preparation."
- The Government shall have the option to abandon its personal property in the Premises and the Government will have no obligation to decommission its space.

Thank you for your help on these transactions. You have been great to work with.

Jae Lee, LNR's representative, is included on this email.

Charles

**Charles Dilks, Jr.**

Vice Chair

Government Solutions

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**Brandon Rowe WPREC** [brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)  
To: (b) (6) @colliers.com>  
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Wed, Feb 22, 2023 at 9:35 AM

Hi Charles,

Apologize for the delay in response, but wanted to acknowledge receipt of these terms. As I mentioned, the FAA has given me written commitments to move out by Dec so that's good news. We are working daily with HUD to break out their larger POR to accommodate the staff early into the Weaver Bldg. I have a meeting tomorrow to hammer out the detail, and hopefully we can wrap this all up with a couple of amendments.

Thanks,

Brandon Rowe  
Lease Contracting Officer  
National Capital Region  
U.S. General Services Administration  
1800 F St NW, Room 4150  
Washington, DC 20407  
(b) (6) cell

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(b) (6) @colliers.com>  
To: Brandon Rowe - WPREC <[brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)>  
Cc: (b) (6) @lpc.com

Wed, Feb 22, 2023 at 9:46 AM

Understood. Thank you

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**From:** Brandon Rowe WPREC [brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)  
**Sent:** Wednesday, February 22, 2023 9:35:46 AM  
**To:** (b) (6) @collier.com  
**Cc:** (b) (6) @lpc.com>  
**Subject:** Re: 1250 Maryland Avenue SW Termination Agreements

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(b) (6) @colliers.com>  
To: Brandon Rowe WPREC [brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)  
Cc: (b) (6) @lpc.com>

Fri, Feb 24, 2023 at 11:26 AM

Hi Brandon.

How did your meeting with HUD go?

Have a great weekend.

Charles

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**From** Brandon Rowe WPREC [brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)  
**Sent:** Wednesday, February 22, 2023 9:36 AM  
**To:** (b) (6) @colliers.com>  
**Cc:** (b) (6) @lpc.com  
**Subject** Re 1250 Maryland Avenue SW Termination Agreement

Hi Charle ,

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**Brandon Rowe - WPREC** <[brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)>  
**To:** (b) (6) @colliers.com>  
**Cc:** (b) (6) @lpc.com

Fri, Feb 24, 2023 at 1:52 PM

Hi Charles,

We had another productive meeting. HUD is putting in a request for delegated authority to work on the weaver building to accommodate the staff from Portal. Once they receive this from GSA they'll be provided written concurrence. I have lease amendments drafted ready to go, and I should be able to get them to you early next week.

Thanks,

Brandon Rowe  
Lease Contracting Officer  
National Capital Region  
U S General Service Administration  
1800 F St. NW, Room 4150  
Washington, DC 20407  
(b) (6) cell

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**To:** Brandon Rowe WPREC [brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)  
**Cc:** (b) (6) @lpc.com>

Fri, Feb 24, 2023 at 2:07 PM

Thank you. This is outstanding news.

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**Brandon Rowe - WPREC** <[brandon.rowe@gsa.gov](mailto:brandon.rowe@gsa.gov)>  
**To:** (b) (6) @collier.com  
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Fri, Mar 3, 2023 at 1:43 PM

Hi Charles,

Legal just cleared them for distribution, attached below. Please understand I am still waiting for HUD to be granted delegated authority to ensure the work can be completed in the Weaver building by December 31, 2023. In the meantime, you can review the language to ensure we're capturing all the elements and terms that need to be addressed for these early terminations. You can have the owner sign, but I need a little more progress from HUD before it's fully executed on my end.

Thanks,

Brandon Rowe  
Lease Contracting Officer  
National Capital Region  
U.S. General Services Administration  
1800 F St. NW, Room 4150  
Washington, DC 20407  
(b) (6) cell

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## 2 attachments



LDC00278 LA3 Early Termination\_FINAL\_3.3.2023.docx  
70K



LDC00260 LA3 Early Termination\_FINAL\_3.3.2023.docx  
70K

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(b) (6) @colliers.com>  
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>  
Cc: (b) (6) @lpc.com>

Fri, Mar 3, 2023 at 1:51 PM

Thank you Brandon.

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To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>, (b) (6) @colliers.com>  
Cc: (b) (6) @lpc.com>

Tue, Mar 7, 2023 at 5:17 PM

Hi Brandon – can we connect at your earliest on these amendments, our ownership seems have some discrepancies on the rent roll compared to your numbers.

Please call me directly at your convenience. Thanks so much!

**JAE LEE**

Managing Director

**LPC GSG**

(b) (6) (mobile)

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Brandon Rowe - WPREC <brandon.rowe@gsa.gov>  
To: (b) (6) @lpc.com>  
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Wed, Mar 8, 2023 at 9:10 AM

Hi Jae,

I'm free today at 2pm or anytime tomorrow after 1pm.

Thanks,

Brandon Rowe  
Lease Contracting Officer  
National Capital Region  
U.S. General Services Administration  
1800 F St. NW, Room 4150  
Washington, DC 20407  
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To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>, (b) (6) @lpc.com>  
Cc: (b) (6) @colliers.com>

Wed, Mar 8, 2023 at 9:46 AM

Hi Brandon,

I spoke with Jae, can we connect at 3:30pm tomorrow? I'll send out and invite. Thanks!

Sincerely,



**William Ruppe**

Vice President  
Government Services Group

E. (b) (6) @lpc.com

O. 202.513.6722

M. (b) (6)



**Lincoln Property Company**

101 Constitution Ave NW | Suite 325E | Washington, DC 20001

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To: (b) (6) @lpc.com>  
Cc: (b) (6) @lpc.com>, (b) (6) @colliers.com>

Wed, Mar 8, 2023 at 9:55 AM

Hi Will,

Thank you for sending that out, I've accepted and look forward to talking with you tomorrow.

Thanks,

Brandon Rowe

Lease Contracting Officer  
National Capital Region  
U.S. General Services Administration  
1800 F St. NW, Room 4150  
Washington, DC 20407  
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**Jae Lee** <JLee@lpc.com>  
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>  
Cc: (b) (6) @lpc.com>

Thu, Mar 9, 2023 at 5:18 PM

Brandon – our PM clarified that we are being paid the \$6,077.75 per month for parking.

However, per the lease, the parking amount should have been escalated annually starting in January 2018. The early termination LA should reflect the escalated monthly parking amount of \$6,260.08.

Thanks again and let us know if you need anything else from us.

**JAE LEE**

Managing Director

**LPC GSG**

(b) (6) (mobile)

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**From:** Brandon Rowe - WPREC <brandon.rowe@gsa.gov>  
**Sent:** Wednesday, March 8, 2023 9:10 AM  
**To:** (b) (6) @lpc.com>  
**Cc:** (b) (6) @colliers.com>; (b) (6) @lpc.com>

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